

																	Rationale and Public Input Themes						
Map ID	Land Use Application Case Number	Source	Case Description	Property Address/Description	PIN	Property Owner (Private or Public)	Property Owner Names	Zoning	Current Property Use	In PSA?	Total Acreage	Current Land Use Designation	Proposed Land Use	Applicatio n Would Change PSA?	Proposal Rationale		Limiting new development in Rural Lands (outside PSA)	Reducing the PSA in currently undeveloped areas	Re-designate land that is currently LDR (or other designation) to Mixed Use or Economic Opportunity	Re-designate land that is currently LDR (or other designation) as Moderate or Higher Density Residential	Re-designate land that is existing commercial as MCR or MCI, and/or direct new commercial growth into MCR/MCI areas	Directing some new growth as feasible into redevelopment and infill development rather than into vacant rural areas	Other (Re-designate County-owned lands for consistency, re-designate nondevelopable land to less intense use, etc.)
1	LU 20-0001	Property owner-initiated	Marston Parcels	282 Bush Springs Rd, 290 Bush Springs Rd, 291 Bush Springs Rd & 308 Bush Springs Rd	2220100036, 2220100034, 2220100090, 2220100035	Private	MARSTON LLC HEALTH-E COMMUNITY	R1 Limited Residential	Vacant	No	57.11	Rural Lands	Low Density Residential/Addition to PSA	Yes	See applicant narrative on PermitLink: <a href="https://comdev.jamestownva.gov/EnerGov_Prod/SelfService/#/plan/b0d260bb-22cb-4e5c-82a3-dc01f0ca9b69">https://comdev.jamestownva.gov/EnerGov_Prod/SelfService/#/plan/b0d260bb-22cb-4e5c-82a3-dc01f0ca9b69</a>								
2	LU 20-0002	Property owner-initiated	Eastern State-New Town Addition	4601 Ironbound Rd	3910100152	Public	COMMONWEALTH OF VIRGINIA EASTERN STATE HOSPITAL	PL Public Lands	Eastern State	Yes	540.65	Federal, State, and County Land	Mixed Use-New Town	No	See applicant narrative on PermitLink: <a href="https://comdev.jamestownva.gov/EnerGov_Prod/SelfService/#/plan/62d37899-9ee4-482e-9f23-2e2d2a7207d7?tab=attachments">https://comdev.jamestownva.gov/EnerGov_Prod/SelfService/#/plan/62d37899-9ee4-482e-9f23-2e2d2a7207d7?tab=attachments</a>				✓		✓	✓	
3	LU 20-0003	Property owner-initiated	Eastern State-Mixed Use Community	4601 Ironbound Rd	3910100152	Public	COMMONWEALTH OF VIRGINIA EASTERN STATE HOSPITAL	PL Public Lands	Eastern State	Yes	540.65	Federal, State, and County Land	Mixed Use	No	See applicant narrative on PermitLink: <a href="https://comdev.jamestownva.gov/EnerGov_Prod/SelfService/#/plan/380a9a62-4555-4798-a087-8529389a925c">https://comdev.jamestownva.gov/EnerGov_Prod/SelfService/#/plan/380a9a62-4555-4798-a087-8529389a925c</a>				✓		✓	✓	
4	LU 20-0004	County-initiated	7341 Richmond Rd	7341 Richmond Rd	2320100034	Private	GLETTE, ANTHONY P & LESLIE, CHRISTINA	R2 General Residential	Single Family Residence	Yes	0.33	Federal, State, and County Land	Low Density Residential	No	The school has no intention of purchasing this property and the current use is residential.								✓
5	LU 20-0005	County-initiated	Stonehouse Tract	9800 Six Mt. Zion Rd	0630100005	Private	SCP-JTL STONEHOUSE OWNER 2 LLC	PUD-R Planned Unit Development Residential	Vacant Land/Single Family Residence	Yes	3,031	Low Density Residential/Within PSA	Rural Lands/Outside PSA	Yes	Due to changes in the Stonehouse master plan, this property is planned for rural preservation (with a small number of lots permitted on this parcel) instead of residential development. A conservation easment is guaranteed for this parcel as part of the Stonehouse masterplan.			✓					
6	LU 20-0006	County-initiated	PSA Adjustment	PSA Adjustment	1410100013, 0740100007, 0740100006, 0740100008, 0740100009, 0740100010, 0740100011D, 0740100011E, 0740100011F, 0740100012, 0740100011B, 0740100011A, 0740100013, 1410100013A, 1410100046, 1410100004, 1410100008, 1410100007, 1320100015A	Private	YORK RIVER ESTATES, LC ATTN: FRED T SHAIJA, SCRUGGS, MICHAEL W & MARY M. JONES, MATTHEW EDWARD & LYNDA BETH, CARTER, WILLIAM Z % HAZEL CARTER PIERCE, PIGGOTT, SHERMAN EUGENE, LUCAS, GARLAND W JR & BARBARA G. JOYNER, COLE E & MEGAN J. PARSONS, HOWARD & NANCY, COULTER, LERA CUNNINGHAM, HERMAN, LESLIE A, EWING, YVONNE R, KINNEY, JONATHAN C TRUSTEE, James City County, KINNEY, JONATHAN C TRUSTEE, PIGGOTT, ARTHUR EST % OLIVER PIGGOTT, STEPHENSON, ALPHONSO, WENGER FARMS, LLC, JAMES, ANTONIO O	A-1 General Agricultural	Agricultural & Single Family Residential	Yes	300	Rural Lands & Low Density Residential	Outside PSA and Rural Lands	Yes	If the PSA is revised for the Stonehouse parcel, it's logical to continue the revision for PSA continuity		✓	✓					
7	LU 20-0007	County-initiated	Mainland Farm	2881 Greensprings Rd	4610100012	Public	James City County	PL Public Lands	Historic Farm	Yes	214.05	Low Density Residential	Community Character Conservation, Open Space or Recreation	No	This property is a historic working farm that is owned by the County								✓
8	LU 20-0008	County-initiated	Powhatan Creek Wetlands	Marina Adjacent Parcels	4640100013, 4640100014, 4640100015	Public (James City County)	James City County	B-1 General Business	Vacant Wetlands	Yes	64	Low Density Residential	Community Character Conservation, Open Space Or Recreation	No	Parcels are environmentally constrained and not suitable for development								✓
9	LU 20-0009	County-initiated	JCSA Tewning Rd Office & Convenience Center	JCSA OPS/ Tewning Rd Convenience Center	3910100003	Public (JCSA)	James City Service Authority	M-1 Limited Business/Industrial, Public Land	JCSA	Yes	19.62	Mixed Use New Town/Federal State and County	Federal, State, and County Land	No	Property is owned by JCSA and utilized for public services.								✓
10	LU 20-0010	County-initiated	Brickyard Parcels	990 & 1006 Brickyard Rd	1920100018A, 1920100018	Public (James City County)	James City County	A-1 General Agricultural, PL Public Lands	Boat Landing, Passive Park	No	119.33	Rural Lands	Community Character Conservation, Open Space or Recreation	No	The County intends to utilize these parcels for a potential passive park		✓						✓
11	LU 20-0011	County-initiated	Winston Terrace Stream Restoration	Winston Terrace Stream Restoration	4810100004A	Public (James City County)	James City County	B-1 General Business	Vacant (Winston Terrace Stream Restoration)	Yes	2.41	Community Commercial	Low Density Residential	No	Less intense development (no development) is preferable for this site due to environmental constraints.								✓
12	LU 20-0012	County-initiated	Grove Convenience Center Site	8451 Pocahontas Trail	5230100113	Public (James City County)	James City County	M-1 Limited Business/Industrial	Vacant	Yes	2.03	Limited Industry	Federal, State, and County Land	No	County purchased this property for Grove Convenience Center								✓
13	LU-20-0013	County Initiated:Planning Commission Working Group	Parcel(s) between Oakland Farms & Richmond Rd	7607 Richmond Rd	2310100001	Private	Broughton LLC	A-1 General Agricultural	Vacant	Yes	95.02	Low Density Residential/Moderate Density Residential	Low Density Residential	No	Flagged as an area worth exploring due to the concerns of a) impacting the established community character within the Norge area b) increasing traffic that could result from increased residential development and c) potentially undoing the stormwater mitigation instituted in the Yarmouth Creek watershed.			✓					
14	LU 20-0014	County Initiated:Planning Commission Working Group	Parcel near the northwest side of the Croaker Rd/Richmond Rd intersection	3820 Cokes Lane	1330100008	Private	TAYLOR, R K SR EST C/O CAROLYN TAYLOR DAVIS	A-1 General Agricultural	Vacant	Yes	30.29	Low Density Residential/Mixed Use	Low Density Residential	No	Flagged as an area worth exploring due to the concerns of a) impacting the established community character within the Norge area b) increasing traffic that could result from increased residential development and c) potentially undoing the stormwater mitigation instituted in the Yarmouth Creek watershed.			✓					
16	LU 20-0015	County Initiated:Planning Commission Working Group	Parcels between Westport subdivision and Centerville Rd	3400 Westport, 3401 Westport	3620100061, 3620100060	Private	Parke at Westport LLC	A-1 General Agricultural	Vacant	Yes	44.97	Low Density Residential	Rural Lands/Outside PSA	Yes	Flagged as an area worth exploring due to concerns about traffic resulting from increased residential development along Centerville Rd. Additionally, limiting residential development on the westside of Centerville Rd. closer to historically designated rural lands would protect rural character.			✓					
18	LU 20-0016	County Initiated:Planning Commission Working Group	Croaker Interchange	Various (See Map for General Location)	1430100039, 1440100019	Private	Various	M-1 Limited Business/Industrial, R-5 Multifamily Residential	Various	Yes	636.79	Mixed Use	Community Character Conservation, Open Space or Recreation	No	Flagged as an area worth revisiting due to potential development and traffic concerns/investigate if open space would be an appropriate designation for the conservancy parcels.								
19	LU 20-0017	County Initiated:Planning Commission Working Group	Parcels Across from WindsorMeade Marketplace	4744 Old News Rd, 3897 Ironbound Rd, 3905 Ironbound Rd, 3927 Ironbound Rd.	3830100002A, 3830100004, 3830100003, 3840100024	Private	COOKE, LARRY R, ERTL, JUDY H TRUSTEE & WARD, EDITH, SAZAKI, LEONARD A TRUSTEE & DANUTA A TRUSTEE	R-8, Rural Residential	Residential	Yes	3.74	Neighborhood Commercial	Community Character Conservation, Open Space or Recreation OR Low Density Residential	No	Flagged as an area worth revisiting due to traffic and other concerns.								
20	LU 20-0018	County Initiated:Planning Commission Working Group	Parcel Northeast of Forge Rd and Richmond Rd Intersection	3026 Forge Rd	1230100014	Private	ABSCOTT, NORA COTTRELL & AADAHL, MARY C TRUSTEE & KRUSE, NANCY COTTRELL	A-1 General Agricultural	Vacant	Yes	56.76	Low Density Residential	Rural Lands/Outside PSA	Yes	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.			✓					
21	LU 20-0019	County Initiated:Planning Commission Working Group	Anderson Corner parcels adjacent to existing Mixed Use (MU)/Economic Opportunity (EO)	3251 Rochambeau Dr, 8450 Richmond Rd, 3303 Rochambeau Dr, 8399 Richmond Rd, 8251 Richmond Rd	1220100016, 1220100017, 1220100015, 1230100001, 1240100064	Private	WARE, WILLIAM WALKER IV, BROTHERS, IVY IRENE, AAA PLUMBING CO INC, BATEMAN, JEFF TRUSTEE & MCSHERRY, CU	B-1 General Business, A-1 General Agricultural	Residential, Vacant	Yes	67.03	Low Density Residential, General Industry,	Mixed Use	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.			✓					✓
22	LU 20-0020	County Initiated:Planning Commission Working Group	Parcels Adjacent to Colonial Heritage on Richmond Rd	6925 Richmond Rd, 7101 Richmond Rd	2430100003, 2410100008	Private	DODSON, JOHN E, BREEZELAND LLC C/O HARVEY LINDSAY COMMERCIAL REAL ESTATE	B-1 General Business	Commercial	Yes	32.33	Community Commercial	Mixed Use	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.			✓					
24	LU 20-0021	County Initiated:Planning Commission Working Group	Parcel Adjacent to Longhill Rd and Centerville Near Warhill Sports Complex	6226 Centerville Rd, 3900 Longhill Rd, 4050 Longhill Rd	3120100014, 3120100017, 3130100029, 3140100001	Private	Sarah Armistead	A-1 General Agricultural, R-8 Rural Residential	Vacant	Yes	311.54	Low Density Residential	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				
25	LU-20-0022	County Initiated:Planning Commission Working Group	Parcels on Olde Towne Rd approximately across from The Colonies at Williamsburg	5405 Olde Towne Rd, 5427 Olde Towne Rd	3240100001, 3240100002A, 3240100002B	Private	Charter LLC, Scott Trust (The)	R-2 General Residential	Vacant	Yes	27.92	Low Density Residential	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				
26	LU-20-0023	County Initiated:Planning Commission Working Group	Parcel on News Rd	3889 News Rd	3730100004	Private	SWR-HOCKADAY, LLC & MCMURRAN, MARTHA	R4 Residential Planned Community	Vacant	Yes	179.2	Low Density Residential	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				
27	LU-20-0024	County Initiated:Planning Commission Working Group	Parcels across from Recreation Center on Longhill Rd	5232 Longhill Rd, 5252 Longhill Rd, 5298 Longhill Rd	3330100037B, 3330100037A, 3330100038	Private	WILLIAMSBURG ASSEMBLY OF GOD C/O TRU NEVINS, ALTAMONT; UPOIKE, ALAN; FRIE, MALLORY, ARTHUR DENNIS TRUSTEE,	R-5, R-2 General Residential	Residential, Vacant	Yes	28.87	Low Density Residential	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				
28	LU-20-0025	County Initiated:Planning Commission Working Group	Lake Powell Rd Parcel	140 Waltrip Lane	4840100005	Private	WILLIAMSBURG WINERY LTD	R-8 Rural Residential	Vacant	Yes	16.99	Low Density Residential	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				
29	LU-20-0026	County Initiated:Planning Commission Working Group	Parcels on Ron Springs Drive	200 Ron Springs Dr, 150 Ron Springs Dr	5910100028, 5910100029	Private	Colonial Investors, Inc, 150 Grove LLC	R-2 General Residential	Vacant	Yes	31.03	Low Density Residential	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				
30	LU-20-0027	County Initiated:Planning Commission Working Group	Parcels Near Colonial Heritage on Richmond Rd	6667 Richmond Rd, 6693 Richmond Rd	2430100034, 2430100033	Private	MALONEY, FREDERICK C & SHARON, WILLIAMSBURG POTTERY FACTORY INC	A-1 General Agricultural	Vacant	Yes	27.75	Mixed Use	Moderate/High Density Residential	No	Staff identified this designated area on the Scenario B map as differing from what is shown on the adopted Land Use map. The proposed land use change would approximately match what is shown on the Scenario B map.				✓				